

WEBVTT

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00:00:19.590 --> 00:00:28.380

Jonathon Kass: I, everyone. We are waiting another 10 or 15 s to let everyone filter into the zoom room and then we'll get started.

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00:00:51.180 --> 00:01:02.510

Jonathon Kass: Okay, we'll go ahead and get started. Hi! My name is Jonathan Cass. I'm a transportation policy manager at Spur, and I want to thank you all for joining us for today's digital discourse.

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00:01:02.890 --> 00:01:10.080

Jonathon Kass: Many of you here today are members of spur, so thank you for your support, and if you're not a member, we encourage you to join

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00:01:10.160 --> 00:01:20.970

Jonathon Kass: to support spurs, ongoing work, using education, policy, analysis, and advocacy to make our cities and region more prosperous, sustainable, and equitable places to live

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00:01:21.380 --> 00:01:26.400

Jonathon Kass: your financial support enables us to continue our work, including hosting programs like today's.

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00:01:26.850 --> 00:01:33.260

Jonathon Kass: And you'll find more information about membership online at Spur org slash. Join

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00:01:34.940 --> 00:01:43.270

Jonathon Kass: as a quick advertisement spur's. Next upcoming public event is a walking tour scheduled for tomorrow at 1230 Pm.

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00:01:43.630 --> 00:01:47.880

Jonathon Kass: Exploring the 20 Eighth Street Little Portugal Bart Station area.

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00:01:48.170 --> 00:02:01.980

Jonathon Kass: You can join us in San Jose to learn about plans for the 20 Eighth Street little Portugal station That is the station that will be built south of Bariessa as part of the Bart. To phase 2 extension to downtown San Jose and aid on station.

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00:02:02.380 --> 00:02:10.030

Jonathon Kass: The tour will also discuss a review of the new Transit Oriented Communities Policy recently approved by Mtc.

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00:02:10.130 --> 00:02:15.190

Jonathon Kass: An update of San Jose's 5 wounds, Urban Villages Plan

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00:02:15.400 --> 00:02:24.200

Jonathon Kass: and Vta's creation of a design development framework to shape the future of transit or into development on Vta properties.

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00:02:24.360 --> 00:02:28.970

Jonathon Kass: So you can have a look at the chat for a link to that event.

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00:02:30.290 --> 00:02:33.560

Jonathon Kass: and now on to today's digital discourse

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00:02:33.590 --> 00:02:37.070

Jonathon Kass: new ideas for regional planning in California.

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00:02:37.390 --> 00:02:48.970

Jonathon Kass: In the last few years California spent more than a 1 billiondollars to support regional planning, including 600 milliondollars from the regional early action planning grants, also known as reap

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00:02:49.490 --> 00:03:00.560

Jonathon Kass: 600 milliondollars for the Community Economic Resilience Fund, also known as surf. and 25 million dollars for climate adaptation planning.

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00:03:01.180 --> 00:03:12.420

Jonathon Kass: Although this overall investment in what has been called regions up planning is unprecedented. it remains insufficient and many key

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00:03:13.000 --> 00:03:22.620

Jonathon Kass: planning issues in California require an approach that integrates a lot of regional scale issues, housing, job, location, climate, adaptation.

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00:03:22.680 --> 00:03:24.160

Jonathon Kass: transit recovery.

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00:03:24.250 --> 00:03:29.820

Jonathon Kass: reduced vehicle travel and greenhouse gas emissions and more equitable economic development.

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00:03:30.680 --> 00:03:32.570

Jonathon Kass: So some would like

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00:03:32.800 --> 00:03:36.870

Jonathon Kass: to further elevate the authority of regional agencies.

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00:03:37.290 --> 00:03:52.660

Jonathon Kass: Today we're going to hear from some architects of current programs and proposals to discuss the state of regional planning in California, and learn what else is necessary to fully tackle the interconnected demands facing metropolitan

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00:03:52.910 --> 00:03:53.870

Jonathon Kass: regions

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00:03:54.830 --> 00:04:03.970

Jonathon Kass: before diving into the conversation. I just want to briefly note that spur has been pushing for more coordinated and impactful regional planning for several decades.

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00:04:04.030 --> 00:04:15.040

Jonathon Kass: much of spurs thinking on regional planning is integrated into spurs. 2070 regional strategy which you can explore on our website. And while there's been important progress.

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00:04:15.450 --> 00:04:21.440

Jonathon Kass: spur and the Bay area region continue to struggle with how to strengthen regional coordination.

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Jonathon Kass: Of course the great diversity and independence of bay area, the bay areas, individual cities and towns is a strength and something we should preserve.

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00:04:31.750 --> 00:04:35.580

Jonathon Kass: But the evidence is clear that what is best for the region.

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00:04:35.860 --> 00:04:36.680

Jonathon Kass: and

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00:04:37.200 --> 00:04:43.180

Jonathon Kass: often what is essential, for the region is not simply the collection of what is best for individual cities.

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00:04:43.240 --> 00:04:49.210

Jonathon Kass: and much of our dysfunction relates to a failure to plan at the geographic scale that people really live their lives.

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00:04:49.670 --> 00:04:52.220

Jonathon Kass: The examples are many

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00:04:52.580 --> 00:05:00.170

Jonathon Kass: city providing abundant free parking and its commercial district, without regard for the congestion on the corridors that lead to that district.

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00:05:01.070 --> 00:05:02.190

Jonathon Kass: a couple of cities

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00:05:04.170 --> 00:05:10.070

Jonathon Kass: refusing to consider a transit agency proposal for dedicated lanes on a major transit corridor.

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00:05:10.140 --> 00:05:16.270

Jonathon Kass: thus ensuring ongoing speed and reliability problems for everyone on the corridor or

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00:05:16.710 --> 00:05:19.880

community building major office parks or campuses.

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00:05:19.900 --> 00:05:24.410

Jonathon Kass: or locating major retail or entertainment facilities. Far from regional transit.

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00:05:24.620 --> 00:05:26.300

so that most people end up trying.

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00:05:27.260 --> 00:05:32.700

Jonathon Kass: Such failures often have the greatest consequence on people with fewer means.

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00:05:32.930 --> 00:05:40.480

Jonathon Kass: whose households have to pay more for transportation or communities that lack the strong economic base that we have here in the bay area

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00:05:40.920 --> 00:05:45.640

Jonathon Kass: places with higher proportions of the population who are failing to make ends meet.

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00:05:46.090 --> 00:05:58.400

Jonathon Kass: Our panelists have been working on specific, tangible programs that can deliver the resources, coordination, and in some cases the authority at the regional scale to deliver stronger, more equitable, and more sustainable economies.

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00:05:58.760 --> 00:06:02.740

Jonathon Kass: So let me first introduce Agon Turplin.

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00:06:03.110 --> 00:06:14.110

Jonathon Kass: Agon is now working independently as an advisor to cities and organizations on policy and strategy, and holds the Robert as Cornish endowed chair of regional planning

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00:06:14.150 --> 00:06:17.230

Jonathon Kass: in city and regional planning at Uc. Berkeley.

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00:06:18.190 --> 00:06:25.570

Jonathon Kass: He is a specialist in regional economic development land use, transportation, government, reform and regional policy

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00:06:26.170 --> 00:06:36.260

Jonathon Kass: from 2,019 to 2022 he served as the senior adviser for economic development and transportation at the Governor's office of Planning and Research and California's Strategic Growth Council

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Jonathon Kass: and prior to that, he was Regional Planning Director. Here at Spur

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00:06:41.230 --> 00:06:45.280

Jonathon Kass: and second, I would like to introduce Bill Higgins

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00:06:45.430 --> 00:06:55.680

Jonathon Kass: bill is an enthusiastic regionalist and enjoys working on day-to-day policy issues that improve the ability of regional governments to serve their member cities, and

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00:06:56.430 --> 00:07:13.360

Jonathon Kass: Bill joined Calcog as its executive director in 2,011, and for those who aren't familiar. Calcog is the California Association of Councils of Governments. the statewide nonprofit organization that represents various regional planning organizations and other multi agency regional bodies.

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00:07:13.560 --> 00:07:24.660

Jonathon Kass: and in his in his formal education Bill demonstrated an odd preference for Buck Tooth Mammals getting a bachelor of Science and Agriculture and Resource Economics from

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00:07:24.910 --> 00:07:33.350

Jonathon Kass: Oregon State University Go Beavers and a law degree from the University of Minnesota. Go, Golden. Go first.

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00:07:34.290 --> 00:07:42.670

Jonathon Kass: We'll be asking for your help today, asking our experts to explain not only Buck Tooth mammals, but current efforts

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00:07:42.880 --> 00:07:46.160

Jonathon Kass: to deliver stronger, more correct coordinated regional strategies.

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Jonathon Kass: So part way through the program. We'll shift to questions from you all. I encourage you all to use the chat box to share your thoughts

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00:07:54.810 --> 00:08:01.690

Jonathon Kass: with each other and the speakers during the conversation. And please submit any questions you have for the speakers using the Q. And a panel

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00:08:01.860 --> 00:08:07.990

which should appear as a button on the bottom of your screen or the top of your screen. If you're on the mobile app.

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00:08:08.410 --> 00:08:14.850

Jonathon Kass: and within the next few days we'll be sharing a copy of this recording and transcript

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00:08:14.870 --> 00:08:17.770

Jonathon Kass: and chat with everyone who registered.

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00:08:17.890 --> 00:08:29.580

Jonathon Kass: So with that I will turn it over to Agon to get us started with a few introductory comments about recent actions and ideas to get the outcomes we need from regions, and what is coming down the bike.

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00:08:29.920 --> 00:08:30.780

Jonathon Kass: There you go.

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00:08:31.170 --> 00:08:44.940

Egon Terplan: Great, Thank you, Jonathan, and thank you, Jessica, and good to see you, Bill, and good to see so many familiar faces, and I think you know the roughly, 100 100 of us here might be among the the the real regionalists in California. I think, as we know.

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00:08:44.940 --> 00:08:51.560

Egon Terplan: regionalism is extremely important, but not fully understood or or fully embraced. And hopefully, we can

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00:08:51.560 --> 00:09:09.980

Egon Terplan: dissect a little bit of that, and understand where we've been. What I wanted to do Briefly, with just introduce some of what went into the thinking behind some of these recent programs that have come out of of Sacramento that really tried to push and promote regional planning and regions up work, get a little background for it, and then open it up, and

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00:09:09.980 --> 00:09:34.730

Egon Terplan: Bill and I can kind of sort of talk a little bit about what we saw and and themes back and forth, and really want to hear from you all the kind of questions you have and and and comments. So maybe just to start on that that I I was at spur for a number of years and and worked on a a lot of regional issues trying to get the Bay area to work more collaboratively and collectively as a region. If we have institutions at the scale of the Bay area that are really trying to promote that work.

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00:09:34.730 --> 00:09:50.110

Egon Terplan: And you know, notably, of course, the Metropolitan Transportation Commission and Association of Bay Area governments which jointly produce a regional transportation plan and have for a number of years. But leaving Spurn going to Sacramento

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00:09:50.190 --> 00:10:08.330

Egon Terplan: in part was because there has was interest on the part of the State to really try to promote regional thinking, and the then going back t0 2019. Kate Gordon, the the director of office of planning Research and Lennium, and Donso, who was the head of the Governor's office of business and economic development

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00:10:08.890 --> 00:10:16.790

Egon Terplan: got tasked by the Governor to really think about issues of regionalism and regional inequity on a geographic scale across California.

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00:10:16.920 --> 00:10:25.560

Egon Terplan: For many of us in the bay area. We recognize that there's been significant about a boom and economic challenges associated with that boom that do need

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00:10:25.580 --> 00:10:45.150

Egon Terplan: regional solutions, particularly around housing and transportation. But what had been less clear to a lot of folks on the coast was actually over prior decades. There' been growing divergence between coast and inland inland. California actually had been struggling quite a bit more economically. And so that led to this, thinking of how do we

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00:10:45.150 --> 00:10:58.420

Egon Terplan: look at all parts of the State to see the opportunities there, and really try to invest in them in a way that California hadn't historically as much, and then that led to a a program initiative. We called regions rise together.

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00:10:58.420 --> 00:11:14.100

Egon Terplan: and Bill can share a little bit about. You know the logo that that ended up getting, you know, used for that. But really the idea from from that in in 2,019 was really quite simple kind of free 3 parts. First, in California we have to change our mental map.

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00:11:14.100 --> 00:11:20.360

Egon Terplan: to think about where opportunities exist, and to see opportunities in all regions of California.

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00:11:20.420 --> 00:11:41.840

Egon Terplan: and if we take that down to the planning lens. It means things like development around transit or development and walkable communities. Isn't just an ideas that should be associated with some cities and some communities or some regions. Actually, you can demonstrate that kind of development pattern as a transformation of how growth might happen in a red in California or coachella.

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00:11:41.840 --> 00:11:46.820

Egon Terplan: or a suburban community outside of Sacramento, that all parts of the State really that

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00:11:46.910 --> 00:11:57.630

Egon Terplan: kind of demonstrated pattern could exist, it could change. And in addition that there's economic opportunities that could be invested in building on universities, building on existing.

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00:11:57.670 --> 00:12:10.250

Egon Terplan: You know, economic development assets that that were around the States, such as President of state, and in Fresno try to shift into kind of more value, added agricultural development. And so that idea.

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00:12:10.370 --> 00:12:14.370

Egon Terplan: you know, changing your mental map means you've got to think about opportunity everywhere.

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00:12:14.380 --> 00:12:17.340

Egon Terplan: Second point, though, was, how do you get to that?

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00:12:17.430 --> 00:12:25.730

Egon Terplan: You need to do regions up investment? You need to take some of these State programs re jigger them such that their direct investment into regions to do

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00:12:25.850 --> 00:12:31.120

Egon Terplan: collaborative planning where regions identify a set of priorities, they can then get funded.

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00:12:32.360 --> 00:12:48.640

Egon Terplan: and the third concept around regions rise together was then we also have to invest in the interconnected tissue across the State, meaning make it easier to get from region to region, and clearly the the the the proof point around that is, the investment in the high speed rail system.

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00:12:48.640 --> 00:12:55.160

Egon Terplan: And so that was a connection point between the metropolitan regions and the regional economies of California.

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00:12:55.710 --> 00:13:13.470

Egon Terplan: So regions brides, together with an idea that was trying to get people to shift their attention towards where opportunities were. But the regions up planning was the one that we really have a couple of examples that came out of it that I think one of them at least, is going to be a lot of the subject for today's conversation.

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00:13:13.470 --> 00:13:25.850

Egon Terplan: And that idea was, how do we invest in doing planning work at the digital scale. And so we'll hear a little bit more from Bill when we open up the the Metropolitan planning organizations have been doing this sort of work

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00:13:25.960 --> 00:13:36.570

Egon Terplan: for a long time, getting a bunch of this cities and counties together, putting together a set of projects that then get part of an adopted regional transportation plan that then goes for funding.

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00:13:37.220 --> 00:13:42.250

Egon Terplan: However, some of the core challenges in those plans were relate to

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00:13:42.310 --> 00:13:59.740

Egon Terplan: accelerating and fill increasing transit speed, working, shifting some of the the transportation focused metropolitan planning organizations to think about land use and housing. And so we thought that we needed to have a program that would have a little bit more flexible funding, but guaranteed funding.

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00:13:59.760 --> 00:14:06.930

So a key concept around regions of planning was guaranteed funding to various regions, so they weren't competing with each other.

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00:14:06.990 --> 00:14:17.470

Egon Terplan: So reap 2 was a 600 milliondollar investment to try to accelerate the implementation of adopted plans.

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00:14:17.620 --> 00:14:26.670

Egon Terplan: We're going to come back to that. But I just want to quickly mention the other major program that comes out of this kind of thinking was this community economic resilience fund.

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00:14:27.290 --> 00:14:39.330

Egon Terplan: Not coincidentally. It was als0 600000000dollars that was coming from from the notion that all parts of California again have economic assets that should be built on that should be leveraged to be invested in.

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00:14:39.580 --> 00:14:44.220

Egon Terplan: Can we fund each region in the State to do an economic development strategy

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00:14:44.360 --> 00:14:50.440

Egon Terplan: and then have implementation dollars to fund individual projects in those perspective regions.

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00:14:50.560 --> 00:15:08.220

Egon Terplan: A region might come together and say, we want to have offshore wind development up in the off of Arcada in in in Eureka. We want to make sure that there's a pipeline of workers that come into that that are being trained in high quality jobs. We need some infrastructure investment to make that happen in electrical upgrades.

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00:15:08.220 --> 00:15:19.310

Egon Terplan: That is, become that giving you an example that is a pre could be a priority that then comes out of a regional planning process around the economy that then has some funding that could be associated with it.

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00:15:19.340 --> 00:15:32.110

Egon Terplan: So that idea of regions up planning where the State commits the dollars. Make sure the regions have access to the money to do the work, and then it says, once you come out of that, have a prior prioritize list of projects to get funded.

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00:15:32.120 --> 00:15:35.860

Egon Terplan: we might have some dollars to put that way to implement it.

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00:15:36.440 --> 00:15:37.680

Egon Terplan: So that was the idea of.

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00:15:38.510 --> 00:15:49.830

Egon Terplan: I think we are now a couple of years into it, or just the beginning of some of that, and it's fair to say. You know how. How is that working and it? You know what comes what comes next from it.

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00:15:50.110 --> 00:16:04.870

Egon Terplan: somebody? I'll pause there, and and you know, Bill, if you want to jump in and build on that. But I think but I just wanted to start with that idea that this had in California. We hadn't kind of committed these sorts of dollars before directly in investing in reach out planning.

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00:16:05.420 --> 00:16:22.030

Bill Higgins: Thank you, Agon, and welcome everybody. Nice to be with you today, and please ask lots of questions, because we're here to respond to that. So I'd much rather have answer what you want to hear than try and guess.

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00:16:22.160 --> 00:16:27.690

Bill Higgins: The one thing I would add to what I just said was.

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00:16:27.920 --> 00:16:35.920

Bill Higgins: If you think about, we all know Sp: 375, and if you think about what was happening for the 10 years of

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00:16:36.290 --> 00:16:53.830

Bill Higgins: we've, we've had these plans where we're trying to achieve targets. And certainly we get some Federal money and different money, but a lot of those monies have certain conditions that you have to apply them. And there was to the extent that there was a funding source to actually fund

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00:16:53.840 --> 00:17:07.290

Bill Higgins: Sb: 375 implementation. It was probably the States affordable housing sustainable community program. So you had these regional plans, and the State was dropping the money down in them, and there was a disconnect, and I think the

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00:17:07.480 --> 00:17:19.369

Bill Higgins: great thing about the re program first the re program one which was housing, planning money, and then re program 2, which is the implementation money that Agon was talking about, is it it? It's

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00:17:19.550 --> 00:17:24.670

it's an innovation. It's like, okay, you have these plans. Regions. Show us what you can do.

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00:17:24.760 --> 00:17:36.880

Bill Higgins: and and it really puts the accountability on us, because the the regions have to put together projects and programs that make it worth refilling that offer.

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00:17:36.880 --> 00:17:50.400

Bill Higgins: And so I know, across the State. Our members are putting together plans. All these have to be approved by not only Hcd. But Sgc and Arb, working together overlooking the plans that we have, so

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00:17:50.540 --> 00:18:05.570

Bill Higgins: it's good. It's an interesting experiment, and we're just putting together the plans now for review. When I say we, it's the 18 Npos in the State are putting together their budgets and plans for approval.

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00:18:05.570 --> 00:18:23.700

Bill Higgins: One interesting thing that came out just to get into an interesting detail. She sees the strategic Growth Council. Nick. Sorry about that. I talk in acronyms, and that's a good May a reminder not to talk in Acronyms

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00:18:23.700 --> 00:18:28.220

Bill Higgins: Metropolitan planning organization, which is your regional agency, like Ntc.

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00:18:28.610 --> 00:18:31.610

Bill Higgins: Sorry for that.

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00:18:31.810 --> 00:18:33.670

Bill Higgins: And I lost my train of thought there.

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00:18:34.410 --> 00:18:54.200

Egon Terplan: I mean, Bill, it's probably worth just saying. Maybe just so. So people are on the same page of like there's 18 Of them, and they kind of range in size and sort of how they, what what the Mpos are, and how that, how we flows to them. I I'm. Assuming that most of the people here are from the Bay area. So you're most familiar with

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00:18:54.200 --> 00:19:00.860

Bill Higgins: Mtc. Or the Metropolitan Transportation Commission as your 9 County, Mpo.

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00:19:00.980 --> 00:19:02.310

Bill Higgins: And that's

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Bill Higgins: pretty unique, even nationally, to have an Mpo. That takes an account a region that large, for example, San Joaquin County has an Mpo. That just covers that one county right, and most of the Sal Walking Valley have much smaller Mpos that are, are are county wide in their geography.

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00:19:22.720 --> 00:19:25.100

Bill Higgins: So we range from

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00:19:25.680 --> 00:19:40.400

Bill Higgins: the smallest one is actually the Tahoe Regional Planning agency up in Tahoe, and the largest one is the Southern California Association of Governments, which is about half the State's population in the 6 County Southern California area.

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00:19:42.060 --> 00:19:52.240

Egon Terplan: This is actually an interesting point, because I want to make sure that we make sure people understand, Re. But this is precisely why regional planning policy in California was really hard.

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00:19:52.320 --> 00:19:54.400

Egon Terplan: because the regions are extremely different.

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00:19:54.500 --> 00:20:10.580

Egon Terplan: Right? The bay area of those of you that are here have a sense that there's the bay. There's a regional identity formed around the bay. There's multiple agencies that think about it. The Bay Conservation Development Commission. There's an air district that's sort of, you know, Co. Terminus, roughly with the 9 County Bay area.

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00:20:10.650 --> 00:20:21.140

Egon Terplan: but other parts of the state that have regions that have the same responsibilities are different geographies. As Bill mentioned. The you know STEM Walking Valley has 8 counties. Each of them is a separate

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00:20:21.190 --> 00:20:29.770

Egon Terplan: metropolitan planning organization. Sacramento regions more, you know, analogous to the Bay area of a multi-county region. San Diego is one county

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00:20:29.780 --> 00:20:46.480

Egon Terplan: southern California association of Government is of, you know, around 19 million people, about 40% of the State and covers the geography that if it were comparable to the bay area we would pick up a bunch of the northern San Joaquin Valley in the Bay Area's Metropolitan planning organization.

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00:20:46.550 --> 00:20:56.040

Egon Terplan: So, Bill, I think it's. I mean, it's fair to say that we have these historic geography, so that when we're trying to design a program that applies to each institution, because the institutions are comparable.

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00:20:56.080 --> 00:21:04.320

Bill Higgins: but their geographies, in addition to the political economy of the places, are also quite distinct. Well in; and I would also say

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00:21:04.350 --> 00:21:06.570

Bill Higgins: that not only

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00:21:06.580 --> 00:21:17.070

Bill Higgins: is that a difference size. But the economies and the culture are different. In each one of these we have a lot of statewide programs, for example.

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00:21:17.430 --> 00:21:25.570

Bill Higgins: that are competing for things like affordable housing, sustainable communities, our funding Ahs Strategic Growth Council

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00:21:25.820 --> 00:21:29.040

Bill Higgins: and the Criteria for that.

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00:21:29.060 --> 00:21:46.660

Bill Higgins: It's very friendly to the Bay area because it it measures bus headways and in densities which the bay area does really well in. But we created a system where you know somebody from a a community from by Celia is competing on a one on one basis for this statewide pot

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00:21:46.910 --> 00:21:56.090

Bill Higgins: with Fremont and free months going to have. You know the the program is biased or weighted toward that on a statewide basis.

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00:21:56.320 --> 00:22:08.250

Bill Higgins: and we have advocated for kind of a more mega regional approach, for example, where, instead of creating a one size fits all competition statewide.



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00:22:08.250 --> 00:22:23.020

Bill Higgins: We should be asking what are the best projects in the San Joaquin Valley and let's fund those and let's fund the best projects in the bay area and let's fund the best projects in the central coast, because what the best project is doesn't fit a one set of criteria across

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00:22:23.200 --> 00:22:25.150

across the State.

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00:22:26.100 --> 00:22:28.240

Egon Terplan: So that idea of

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00:22:28.460 --> 00:22:40.030

Egon Terplan: I did it. That was kind of what I was getting at before. There are good projects. There are good concepts that can be lifted up in each place. But, Bill, I want to maybe pull back and kind of throw a critique at that. That we hear from folks.

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00:22:40.060 --> 00:22:59.570

Egon Terplan: I think, what what Bill describing is. There are great projects for affordable housing or a transit project in in, say, a baker's field that is going to move the needle on reducing, driving, getting getting people out of the cars providing alternatives. But if you measure it on a pure objective greenhouse gas reduction metric.

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00:22:59.570 --> 00:23:13.820

Egon Terplan: it might not look like it's moving the needle as much as putting, say, the same dollars around a bard station in the bay area just because the ratio of people that currently take transit in the bay area looks much more than in current county.

147

00:23:13.910 --> 00:23:23.750

Egon Terplan: And so that's the objective criteria that that the challenges in in California yet. We all know you gotta move the needle in all places to meet our climate goals in addition to housing goals.

148

00:23:24.080 --> 00:23:30.330

Egon Terplan: But the push back to that idea of of saying, All right, we need to do something everywhere is that we have

149

00:23:30.360 --> 00:23:43.270

Egon Terplan: the urgency of the climate crisis, and we have a limited set of dollars to invest towards making this dramatic changes, and don't care is kind of how you would respond to that from some folks saying, Look, we got to move as quickly as possible

150

00:23:43.670 --> 00:23:54.180

Egon Terplan: with what limited resources we have, and maybe that means concentrating those investments in the places where we can demonstrate greatest progress towards climate reduction goals.

151

00:23:55.190 --> 00:24:02.570

Bill Higgins: Yeah. And there was a question about who decides what the best project is, and that's a there's a process

152

00:24:02.590 --> 00:24:19.020

Bill Higgins: to determine that at the State one of the State agencies goes through a stakeholder process or and then, for example, the Strategic Growth Council. They approve it. So it's a through a public process where the criteria is identified, and that criteria has to be consistent with statute.

153

00:24:19.150 --> 00:24:38.080

Bill Higgins: If it's a regional agency, they will go through a similar process. They they usually, when funding comes there's a set of minimum criteria that have to be met a set of goals, and then guidelines are developed and processes developed to make that decision with scoring criteria. Very good question to ask.

154

00:24:38.080 --> 00:24:40.680

Everyone asked me

155

00:24:40.840 --> 00:24:51.580

Bill Higgins: why Don't, we just fund the best, and I guess I would ask if we want. You know, I think of the climate crisis as a global problem.

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00:24:52.700 --> 00:25:01.030

Bill Higgins: And I even caution sometimes about my friends about getting doing too many crazy things in California.

157

00:25:01.110 --> 00:25:10.220

Bill Higgins: just because in the end we really need Oklahoma and Kansas and a bunch of states like that to be kind of engaged, and if it's just seen as a crazy California thing.

158

00:25:10.410 --> 00:25:14.020

Bill Higgins: it's not really going to help our end goal.

159

00:25:15.120 --> 00:25:17.760

Bill Higgins: So. But here's another

160

00:25:19.700 --> 00:25:27.060

Bill Higgins: throw back to you about why we should do differences when we need it. We need improvement everywhere to

161

00:25:27.470 --> 00:25:39.000

Bill Higgins: more. There's more disadvantaged communities in a lot of these other regions like the San Walking Valley. So there's a a framework to address funding there.

162

00:25:39.140 --> 00:25:52.520

Bill Higgins: But let's not forget the funding source for a lot of these monies is actually the cap and trade program, which means people are paying higher gas prices across the State, which means everybody's paying into it

163

00:25:53.040 --> 00:26:06.090

Bill Higgins: right. And so there should be we. We don't really have a return to source requirement in the cap and trade law, but people are making, you know, if if you're living up in in Chico.

164

00:26:06.490 --> 00:26:13.390

Bill Higgins: you know, and and you're paying this extra at the gas pump, and just to fund projects near Bart.

165

00:26:13.580 --> 00:26:18.410

Bill Higgins: You you Aren't as likely to be engaged in the climate problem.

166

00:26:18.480 --> 00:26:22.410

Bill Higgins: And you're gonna see it as you're paying and not getting the benefit.

167

00:26:22.530 --> 00:26:25.020

Bill Higgins: And so just take the climate

168

00:26:25.090 --> 00:26:29.340

Bill Higgins: aside for a and just talk about good and fair governance.

169

00:26:29.660 --> 00:26:38.130

Bill Higgins: And and I think, having some fair geographic fairness across the State, makes sense for communities across the State.

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00:26:39.200 --> 00:26:58.450

Egon Terplan: Yeah, and certainly what you know the the region is in an in and of itself has to be about identifying, even within a metropolitan region, the best places to that. And so I think this is an important question of scale. One is, the State could identify. These are the places we think, are going to score highest on a Gh. D. Reduction, and that might lean more towards

171

00:26:58.760 --> 00:27:02.070

Egon Terplan: a few coastal regions. but also

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00:27:02.360 --> 00:27:19.270

Egon Terplan: the State is requiring regions to produce a plan about how to reduce greenhouse gas emissions, and then those regions then have to identify places which might mean some cities within that region should not be receiving certain priority funds, and others should, if we want to elevate infill investment on

173

00:27:19.270 --> 00:27:24.720

Egon Terplan: commercial commercial corridors. For example, where there's existing transit. Well, I would just say, you know

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00:27:25.470 --> 00:27:27.750

Bill Higgins: it. It's easy to say about that when

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00:27:27.750 --> 00:27:46.180

Bill Higgins: you know another way to look at it is, we have this fight all the time at the Federal level. If California doesn't get it fair share of money, we certainly squawk about it so you can't expect something different. I I think, though, you talk about scale in the beginning, and you've heard me say this, but I think it's a a

176

00:27:46.180 --> 00:27:56.800

Bill Higgins: an interesting thing. Region. The regional scale of decision making makes a lot of sense in California. you know. Take San Diego County right, which is the size of Delaware

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00:27:57.000 --> 00:28:00.860

Bill Higgins: geographically. and has the population of West Virginia.

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00:28:01.340 --> 00:28:07.630

Bill Higgins: Right? That's a denominator that the Federal Government is, is devolving money to

179

00:28:07.640 --> 00:28:09.810

Bill Higgins: and saying, Make decisions.

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00:28:10.010 --> 00:28:29.100

Bill Higgins: We in our State. It comes to California, and certainly there's a role for the State to make a lot of decisions to implement state policy. But there's also a re a a role for the regions in that process, because our State is so geographically and ethnically diverse across it that there are different needs across it.

181

00:28:29.630 --> 00:28:35.560

Egon Terplan: Well, so maybe let's talk a little bit about kind of you know the this, the experiment or theory behind the reap

182

00:28:35.570 --> 00:28:47.850

Egon Terplan: to program, and and what was there? And I don't know if I skimmed off for a moment. Jonathan or Bill. I don't know if we've responded to Ian or John's or the other. The other questions which we can get to.

183

00:28:47.890 --> 00:28:54.800

Jonathon Kass: We we have not, and I think we should get to those, and

184

00:28:54.810 --> 00:29:02.170

Jonathon Kass: I can talk too much as you as you talk about the reap. Well.

185

00:29:02.190 --> 00:29:17.270

Jonathon Kass: we we're talking about a lot of a lot of potential improvements to how we do regional planning. We've. As you said, we have 2 very unprecedented large experiments underway right now, the reprogram and the surf program. And so.

186

00:29:17.270 --> 00:29:24.810

Jonathon Kass: as we get into these discussion questions we're hearing from folks, I I I think it would be helpful If you guys can say a little bit more about

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00:29:25.420 --> 00:29:46.530

Jonathon Kass: some tangible things we know so far about how those are working. Are we seeing are Are there things that you're seeing being funded through that that you really want to elevate as as examples of what we're gonna get out of this that we wouldn't have gotten previously. Or are there signs that it's moving in the right direction that tell us that these 2 experiments are something to sort of

188

00:29:46.570 --> 00:29:48.920

think more about in the future.

189

00:29:49.160 --> 00:30:07.110

Egon Terplan: Well, let me give an example of sort of what what I what inspired me in part in the development of the idea of re and and which is something that came out of the Sacramento metropolitan region. And so that region looked at its growth plan and looked at its and when it was adopted, and they said.

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00:30:07.110 --> 00:30:15.010

Given the transportation dollars, we have given the expected changes we see coming from local governments. We're not going to meet the greenhouse gas reduction

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00:30:15.260 --> 00:30:32.410

Egon Terplan: goals that have been set, and the housing goals, unless we have additional funding, particularly for the infrastructure to make the development happen on a lot of the older commercial corridors. So if you imagine places and these exist in the bay area in San Pablo, you know other areas where

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00:30:32.410 --> 00:30:42.490

Egon Terplan: there might be some vacant lots on what used to be buildings. There's not sufficient water or sewer on those streets to support new development. But there might be a bus going down there.

193

00:30:42.490 --> 00:30:55.820

Egon Terplan: The bus could be, you know there could be an increasing frequency, but they're the kind of communities that have been under invested in over many decades, and a lot of growth is, of course, gone more to the edges into new areas. A whole bunch of reasons why that happens.

194

00:30:55.820 --> 00:31:07.710

Egon Terplan: So, Sacramento said. We want to see growth in those areas. Let's call them green zones. Local governments have bought into it, but we don't have flexible dollars to invest in the water and sewer to make the areas ready for infill.

195

00:31:07.710 --> 00:31:21.590

Egon Terplan: And further, a bunch of those State funding programs that exist to fund development. There actually happen. Once you have a developer ready, once you have someone ready to go to invest in a project, so they need that early pre development funding, so that idea

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00:31:21.690 --> 00:31:32.250

Egon Terplan: is totally baked into Reap 2. That is an example. I think the Sacramento Region Bill correct me if i'm wrong. Wants to put all its money towards that particular program concept.

197

00:31:51.890 --> 00:32:03.570

Bill Higgins: like the 100 million that's coming to the bay area. and they've invested in 3 affordable housing developments that are along a rail corridor

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00:32:03.620 --> 00:32:14.970

Bill Higgins: that they want to build, so that they want to build a cross county rail for, or that will cross high speed rail, be a connector for the entire county. They're they're

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00:32:15.170 --> 00:32:19.500

investing, for example, in one of the communities

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00:32:19.650 --> 00:32:32.680

Bill Higgins: they were. They were building like 100 150 units, and it was going to be Kitty Corner from the elementary school, and the intersection between those 2 things were very unsafe.

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00:32:32.680 --> 00:32:40.680

Bill Higgins: So they use some of their sales tax money, got some Federal streets money, and and built a roundabout with, save for crossing, so that they

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00:32:40.710 --> 00:32:58.080

Bill Higgins: kids can walk to school across that previously unsafe road, so they're trying to blend right their money to augment other developments to build better communities in a way that if they ever get this rail alignment it would be great now

203

00:32:58.100 --> 00:33:11.710

Bill Higgins: that there's a big challenge in that is, they have to work with up to get access to that rail line, and that's probably what you know. That's their biggest constraint, you know. They have this vision. They want to make it work.

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00:33:13.520 --> 00:33:30.190

Egon Terplan: but you're very different that the the Sacramento example, the Hillary, are extremely different versions of it. But what here? By one of the Critiques Bill, I hear a folks and push back to this idea of okay. So Sacramento has a sort of innovative program. But if you guarantee, I mean, I think maybe we Haven't said. This

205

00:33:30.190 --> 00:33:47.140

Egon Terplan: reap is about guaranteeing money to all 18 Mpos. And the reason why the dollar figures are different is we put it in that it was based on your 2,030 projected population growth. So it's a little bit tilted towards the fast growing places. So to Larry is one county. It's a it's much smaller.

206

00:33:47.140 --> 00:33:52.870

Egon Terplan: Sacramento region is quite a bit bigger, so it's it's a population based allocation.

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00:33:53.230 --> 00:33:58.680

Egon Terplan: But the critique is that if you guarantee then they might, that an Mpo. Might get this funding.

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00:33:58.750 --> 00:34:03.830

Egon Terplan: spend it on something that they otherwise we're going to pay for with other resources.

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00:34:04.040 --> 00:34:08.080

Egon Terplan: But then that might free up existing resources to pay for.



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00:34:09.440 --> 00:34:27.100

Bill Higgins: Let's just say a road winding project that isn't supported by a lot of the general direction. So I just throwing that

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00:34:27.139 --> 00:34:42.330

Bill Higgins: how a local agency to Our regional agency divided the pie before they got this extra money, so much went to a road capacity, so much went here. They have to at least maintain that with their money, when they get the new money so that way, as a way of assuring that they're not

212

00:34:42.330 --> 00:34:47.980

Bill Higgins: backing, you know, changing the chairs so to to make that happen. That's

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00:34:48.139 --> 00:34:59.510

Bill Higgins: but the this is this, answers the goes to the question about who decides right? And I said, Well, there are rules and their laws. Well, I'll say transformational.

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00:34:59.610 --> 00:35:13.890

Bill Higgins: and I know in in one case I know that this case came up with the Southern California Association of Governments, because they wanted to use part of their reap money to actually build in

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00:35:14.120 --> 00:35:23.970

Bill Higgins: like big data access, not only for themselves, but for their local agency, so that they could incorporate that into their awarding process, because it's going to get

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00:35:24.180 --> 00:35:37.260

Bill Higgins: over 200 milliondollars. They're building some grant award processes to award really good projects in their regions. With this money they wanted to make sure that they were. They wanted to make have at data be accessible.

217

00:35:37.620 --> 00:35:50.400

Bill Higgins: And Hc. These an initial response was like, Well, no, you could just buy data, anyway. That's not transformational, and they had to show a. H. CD. Their plan about. Well, no, we don't have that. And here's

218

00:35:50.520 --> 00:36:08.610

Bill Higgins: we can't use our current money for that. And here's how we're going to use it in a way that we've never used it before, and after that clarification was made. They went further, and it was allowed. So th there there is the state when we're bringing our budgets forward. When I say we say, i'm referring to the 18 Mpos.

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00:36:08.610 --> 00:36:15.900

Bill Higgins: The State is actually looking at it and saying, how is this transformational? Make your case Tell us that it isn't.

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00:36:16.230 --> 00:36:20.950

Bill Higgins: You know a business as usual.

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00:36:21.110 --> 00:36:29.240

Bill Higgins: the but agon you made a another case in in that, You know one of the things that's really missing in our framework.

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00:36:29.390 --> 00:36:43.450

Bill Higgins: Our first dollars down on a project most of the climate money wants to be the last dollar on the project, so that the State agencies can write a press release. That says, we've done all these great things. We created this in a housing, and it's snap, snap.

223

00:36:43.450 --> 00:36:59.870

Bill Higgins: But the hardest thing is actually for the most transformative projects, or to get the projects going that aren't status quo that Don't have the record of building that are hardest to finance, right? And that's where this money can be used, and and then you can get.

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00:36:59.980 --> 00:37:11.410

Bill Higgins: you know, maybe even sales tax money and stuff on it. So I think it's a real innovation again. Well, I would also say in using the word innovation.

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00:37:11.830 --> 00:37:13.000

Bill Higgins: I think we.

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00:37:13.010 --> 00:37:19.810

Bill Higgins: I think we have to loosen our our risk adverseness to using money perfectly.

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00:37:19.890 --> 00:37:22.200

Bill Higgins: because we need a lot of innovation.

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00:37:22.260 --> 00:37:24.220

Bill Higgins: right? We need to.

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00:37:24.860 --> 00:37:29.490

Bill Higgins: except that we're going to make some errors if we're going to make some really big successes.

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00:37:30.000 --> 00:37:38.880

Bill Higgins: because the you know we're going to do what's never been done before if we're going to hit the 2,045 and 2,050 targets so.

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00:37:38.960 --> 00:37:41.480

Bill Higgins: though that's that's a big change.

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00:37:42.890 --> 00:37:47.750

Egon Terplan: Well, well let's i'm sorry I got you. You want to respond to

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00:37:47.940 --> 00:37:52.890

Jonathon Kass: Okay, I I I think I I would like for us to get into what some of the

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00:37:52.920 --> 00:38:08.180

Jonathon Kass: programs that are missing. We're in the in the course of spending through these big innovative programs what some of the programs that are missing that should be developed now should look like. But let's let's jump over to some of our audience questions that are a bit more about sort of the background.

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00:38:08.180 --> 00:38:23.310

Jonathon Kass: And then

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00:38:23.600 --> 00:38:39.880

Jonathon Kass: you know, unit that is most important. And and then Ian Griffith says: a question is that even the right scale is that the scale we should be doing this work at right now? Or should we be reconsidering the scale at which some of these responsibilities that Mpos have?

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00:38:39.900 --> 00:38:42.620

What what should we be reconsidering the scale.

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00:38:43.920 --> 00:38:46.360

Egon Terplan: I mean, I think this is that. And i'm gonna quote

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00:38:46.460 --> 00:39:00.310

Egon Terplan: Bill here for something that regions as a sort of the orphans in American democracy. I don't feel if you've quoted someone else in in that. But I mean we. We organize our kind of structure of cities and counties, and then with it within.

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00:39:00.310 --> 00:39:11.820

Egon Terplan: You know, states, and of course we have State Assembly districts, and we have State Senate districts, but the regions this scale that somewhere sits in between it's trying to solve a set of interrelated issues that single cities can't deal with.

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00:39:11.820 --> 00:39:28.110

Egon Terplan: We have air districts in California, and there are a bunch of them at different scales. The bay area happens to have one that's almost the same as the 9 Counties and the Mpc. A little pocket of it is in Solano County, in the central valley. But, as I mentioned before, the Sam walking value are 8 separate

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00:39:28.110 --> 00:39:33.940

Egon Terplan: regions for transportation, planning but one region from an air, quality, perspective. So the

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00:39:34.230 --> 00:39:47.820

Egon Terplan: I I think I mean it's a it's a good question. My perspective is it's actually the best institution we have for the task at hand, but it is insufficient to deal with the challenges we currently face, and needs to be reformed for the future.

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00:39:47.920 --> 00:39:58.080

Bill Higgins: and so that I sort of start with that hypothesis and and Bill, we can, You know, kind of play that out a little bit.

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00:39:58.100 --> 00:40:00.270

Bill Higgins: We have more questions.

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00:40:00.480 --> 00:40:02.800

Bill Higgins: So

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00:40:03.490 --> 00:40:05.370

Egon Terplan: alright, let's get. We should keep going. Then. Yeah.

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00:40:08.580 --> 00:40:11.090

Jonathon Kass: Apologies. I'm: I'm. On you.

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00:40:11.150 --> 00:40:20.790

Jonathon Kass: So so there's a question about from John RAM. Does it really? Does it really make sense to fund individual development projects just to make them more head friendly.

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00:40:20.950 --> 00:40:30.860

Jonathon Kass: Should that not be a fundamental to a project in many places, anyway? What if the regional funding went to help cities and regions make these part of their requirements.

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00:40:31.820 --> 00:40:44.120

Bill Higgins: I would say that actually that policy improvements is one of the eligibility requirements for many of the re granting programs and planning. So I I agree. Actually, I i'm. Critical

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00:40:44.120 --> 00:40:56.230

Bill Higgins: of the affordable housing sustainable community program For exactly that reason. It. It it's very project based, and although it has a wonderful list of projects, and the projects are all great.

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00:40:56.320 --> 00:41:07.030

Bill Higgins: I I think that it's, it's more project and less program based. And I think that's a fair critique of these systems. However.

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00:41:07.060 --> 00:41:10.640

Bill Higgins: I will also say in and to kind of counter myself.

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00:41:11.660 --> 00:41:26.360

Bill Higgins: You know we're kind of turning a a big heavy ship here right and there's a certain way of doing things, and sometimes just showing a local community that it can be done in their community is has value. So

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00:41:27.110 --> 00:41:29.120

Bill Higgins: So that's my short answer to that.

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00:41:30.680 --> 00:41:48.840

Egon Terplan: And I think maybe just to build it. It's in part. Why, I've identified things go as an example, because that that to me is it trying to be a system? Change it's not just funding individual pedestrian projects, but it's funding a kind of system of investment in places that that Npos prioritize. I hope someone asks about. You know

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00:41:49.180 --> 00:41:55.570

Egon Terplan: what's what's next for redevelopment, possibly, or what revitalization tools, right? What the State local

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00:41:55.640 --> 00:42:07.750

Egon Terplan: relationship should be, in what a regional role should be, because that's actually one regions can kind of identify the places within their metropolitan scale, where investments from other levels of government might

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00:42:08.030 --> 00:42:12.950

Egon Terplan: might move the needle most on meeting some of these goals, particularly around around climate.

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00:42:13.290 --> 00:42:31.280

Jonathon Kass: Well, why do we? Why don't we take a moment and get into that? Because I think we we want to know what if if if these big programs. We have Aren't going to get us where we need to go. What is enough. We all know that redevelopment was a pretty big factor, shaping California landscape, and and it's gone, and there has been discussions about in what form it should come back

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00:42:31.310 --> 00:42:41.360

Jonathon Kass: is is bringing back redevelopment. Part of this conversation. Should the Mpos be playing a a more, a more forward role? In that

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00:42:41.500 --> 00:42:43.730

Bill Higgins: I I can answer that question.

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00:42:45.290 --> 00:42:50.610

Bill Higgins: Look at the Npo. Specialty. It will Npos Aren't. Local land use

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00:42:50.830 --> 00:43:01.790

Bill Higgins: authority approvers, permit authorities. We don't have that expertise. Cities have planning departments. I think the one thing that Mpos jobs are is is to be kind of the

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00:43:02.190 --> 00:43:17.030

Bill Higgins: location efficiency identifiers, you know, and and to the extent that you know. Mpos are identifying the areas that are low. Vmt. Or where, you know, have the right infrastructure.

267

00:43:18.130 --> 00:43:32.270

Bill Higgins: And then, you know, targeting investment to those areas that can be something that's really helpful. So in the context of redevelopment. And for those of you does everybody understand what redevelopment is? Just really.

268

00:43:32.350 --> 00:43:36.900

Bill Higgins: you know, the tax tax increment financing approach.

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00:43:38.750 --> 00:43:49.260

Bill Higgins: you know. That would certainly be local in nature, the reform to redevelopment that needed to occur, and what would have occurred, I think, if if redevelopment had not been taken away in 2,011.

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00:43:49.290 --> 00:43:52.640

Bill Higgins: Is that to make it more location efficient

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00:43:52.690 --> 00:43:59.490

Bill Higgins: to make it, you know, more targeted in the types of developments that were allowed. So it was

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00:44:00.040 --> 00:44:14.040

Bill Higgins: promoting developments that were consistent with State goals. But one of the things that a lot of people forget is 40% of the revenue. The tax increment revenue from every redevelopment agency went to affordable housing

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00:44:14.720 --> 00:44:16.520

Bill Higgins: 40. And that was.

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00:44:16.540 --> 00:44:27.450

Bill Higgins: you know, that was generating more than a 1 billiondollars a year just for affordable housing, and and we lost that. And that's actually, I think, been one of the biggest hits

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00:44:27.470 --> 00:44:30.920

Bill Higgins: to the production of affordable housing over a long time.

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00:44:31.340 --> 00:44:35.660

Bill Higgins: Anyone just added a basic on on

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00:44:35.800 --> 00:44:42.850

Egon Terplan: on tax comment. But I think that that

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00:44:42.980 --> 00:44:44.470

Bill Higgins: we you know

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00:44:44.600 --> 00:44:52.610

Bill Higgins: to we care that there's more low Bmt development happening. That's that's a big and and we need.

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00:44:52.700 --> 00:44:58.260

Bill Higgins: you know, right now a developer can go out to a empty field in Contra Costa County.

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00:44:58.440 --> 00:45:04.320

Bill Higgins: and with one vote, create a mellow rouge district and create a bunch of subdivisions

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00:45:05.020 --> 00:45:18.000



Bill Higgins: and and infrastructure is taken care of in an infill area, you know, to to build the sewer pipes to the public services, or whatever we need to create a community that people want to live and raise their kids in.

283

00:45:18.320 --> 00:45:20.290

Bill Higgins: We need a lot more investment.

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00:45:20.330 --> 00:45:23.630

and we need tools like taxic for it to make that happen.

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00:45:23.650 --> 00:45:26.380

Bill Higgins: So. Yes, on tax increment. But

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00:45:26.660 --> 00:45:28.120

that's

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00:45:28.240 --> 00:45:33.660

Bill Higgins: It's a local issue. Regions should have a should work with that with a light touch.

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00:45:36.530 --> 00:45:47.260

Jonathon Kass: So there there is, you know. in terms of what is happening in this space. There is also the big question of reform to the State law, Sp: 375 that set out

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00:45:47.260 --> 00:46:01.360

Jonathon Kass: a lot of of what people are trying to do with respect to sustainable communities planning at the regional scale. With respect to green out, you know, really focused greenhouse gas emissions, reduction strategies, and accountability.

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00:46:01.500 --> 00:46:03.780

What is the status of of

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00:46:04.000 --> 00:46:08.220

Jonathon Kass: that laws reform. And and how did that fit into what we've been talking about?

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00:46:08.740 --> 00:46:18.460

Bill Higgins: Okay, and thanks for the question. And and you can also email me directly, and I can give you more details since it's been a while since we talked.

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00:46:18.910 --> 00:46:23.570

Bill Higgins: I so Friedman has started a stakeholder group.

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00:46:23.680 --> 00:46:32.940

Bill Higgins: and she's so committed to the process of building consensus around an idea this year. Is she's asked.

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00:46:33.020 --> 00:46:52.200

Bill Higgins: Now, Mayor Steinberg, author of 375 to co-host, the stakeholder group with her. We had our

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00:46:52.880 --> 00:47:02.170

Bill Higgins: we. We were in the first meeting last week. It was a lot of people saying, you know that what their big values were. We haven't had any needy, gritty conversations. Yet

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00:47:02.700 --> 00:47:07.910

Bill Higgins: here's our point of view, and and it's consistent with the conversation that we've had

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00:47:08.000 --> 00:47:12.410

Bill Higgins: up to now. A lot of you have pointed out, you know, is our Npos the right

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00:47:12.540 --> 00:47:19.570

Bill Higgins: size, or do they have the right authorities? We don't have the right authorities to do everything that we want.

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00:47:19.740 --> 00:47:22.560

Bill Higgins: But the analysis of our

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00:47:30.560 --> 00:47:34.020

Egon Terplan: I don't think we lost spill temporarily. It is frozen.

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00:47:34.280 --> 00:47:35.180

Egon Terplan: Bill is.

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00:47:35.450 --> 00:47:43.030

Egon Terplan: I mean, maybe this is to jump in quickly on on the kind of 375 Reform questions.

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00:47:46.340 --> 00:47:54.710

Egon Terplan: Bill. We lost you for just a moment.

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00:47:54.880 --> 00:48:06.210

Egon Terplan: and I I was just gonna say, I think one of the the interesting questions is what is broken in the process right now, and if people Haven't looked at it. Take a look at the at the California Air Resources Board report.

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00:48:06.210 --> 00:48:30.640

Egon Terplan: It's called Sp 150. There's a lot of acronyms related to to bills that people use, but it's saying kind of what's progress. And ultimately what's happening is people still are driving a lot more in California. We haven't actually achieved a lot of the goals we've set. Now, it doesn't mean that the bill that was meant to try to achieve greenhouse gas emissions is fundamentally wrong. I think the conclusion at least I have, and some others have. It's on the implementation side

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00:48:30.640 --> 00:48:49.620

Egon Terplan: that what we continue to do is invest in projects that increase greenhouse gas emissions on the one hand, and, on the other hand, we have insufficient tools to allow for the community transformation

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00:48:49.620 --> 00:48:59.850

Egon Terplan: revitalization. We don't have the tools to make that happen. That's why green means Go is a good example. That's why tactic red financing so in in sp 375 perform

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00:49:00.160 --> 00:49:14.130

Egon Terplan: a focus should really be on the implementation of the existing adopted plans. And what would accelerate the implementation?

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00:49:14.340 --> 00:49:16.730

Jonathon Kass: Yes.

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00:49:17.490 --> 00:49:23.950

Bill Higgins: I what you you know to to give you an idea of just of scale. You know.

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00:49:24.030 --> 00:49:25.160

Bill Higgins: egg on

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00:49:25.440 --> 00:49:31.920

Bill Higgins: has suggested that the green means Go program in Sacramento is ideal.

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00:49:36.180 --> 00:49:45.190

Bill Higgins: sorry, ideal, strong, potential model, and under the reap 2 program they got 34 million dollars.

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00:49:45.350 --> 00:49:59.630

Bill Higgins: They need 400 to make that work 400 milliondollars in infrastructure. And so that's the question of. You know they have a plan, but if is, if if they have a plan that would achieve the goal.

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00:49:59.800 --> 00:50:02.960

Bill Higgins: But the state funding doesn't materialize.

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00:50:04.140 --> 00:50:16.890

Bill Higgins: Who's responsible? If it doesn't get implemented right now, the analysis is the Mpo. Isn't doing enough, and we're and we have an article, and you can post that. Now, if you want.

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00:50:16.930 --> 00:50:23.270

That is count calling based on the report that Agon mentioned the Sb. 150 report

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00:50:23.690 --> 00:50:37.620

Bill Higgins: that calls for broadened accountability. And I actually cite the Mtc Plan Bay area as primary evidence. Because if you look at what in Plan Bay area there's a lot of strategies. But there are 3 strategies that

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00:50:37.810 --> 00:50:41.060

Bill Higgins: in particular that require a lot of State action.

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00:50:41.130 --> 00:50:46.670

Bill Higgins: One is a fully funded transit or our rail plan.

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00:50:47.680 --> 00:50:49.660

Bill Higgins: The second one is

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00:50:49.790 --> 00:51:03.700

Bill Higgins: the allowing full all lane tolling on all the major late highways going through the bay area, and the third one is a 55 mile an hour speed limit. Each one of those things will reduce emissions.

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00:51:03.720 --> 00:51:13.780

Bill Higgins: But if in 2,035 people are still driving 65 mile an hour on untold lanes, and there Aren't rail projects because there was no money.

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00:51:14.100 --> 00:51:21.400

Bill Higgins: I think we our analysis of whether the plan was successful. There needs to be shared responsibility, right? Because

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00:51:22.190 --> 00:51:31.770

Egon Terplan: that I think this is a really important point. We're we're getting the end. But here, here's the crux of this sort of push back a little bit to that. Yes, absolutely. The State needs to do more to deliver and implement.

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00:51:31.880 --> 00:51:37.420

Egon Terplan: Yet, on the other hand, the Sacramento region we were talking about that says it needs 400 millionfor the infill

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00:51:37.450 --> 00:51:52.180

Egon Terplan: almost move forward with a local sales tax measure that would have funded some significant road. Widening projects expanding, develop into the southeast parts of the city, which would have increased greenhouse gas emissions. And that was.

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00:51:52.630 --> 00:52:08.390

Bill Higgins: you know, that was

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00:52:08.620 --> 00:52:15.960

Bill Higgins: trouble thing that we have to. That's why I'm saying shared accountability. It's not

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00:52:15.990 --> 00:52:32.350

Bill Higgins: right now. We're just looking at the Mpo. And saying, you're accountable. We're saying, Yes, keep keep that there. But let's look at state and local government. It's a partnership, and if you read the Sp 150 report, it says it's a partnership. It's, State regional, local working together.

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00:52:32.860 --> 00:52:40.760

Egon Terplan: and the and this is when this was also in the work on Assembly Bill t0 85 reports that that the strategic Road Council produced

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00:52:40.790 --> 00:52:44.790

last year also revealed that, I think, Bill, but but but

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00:52:45.270 --> 00:53:05.150

Egon Terplan: I mean I would agree with that as well that it shared responsibility. You do hear some of the push back, though, from from people saying, yeah, but even yes, maybe that the sales tax authority that's coming from local voters often at the county level. Should the State be reviewing those to make sure those projects are consistent with with with the greenhouse gas reduction plans.

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00:53:05.390 --> 00:53:06.040

Egon Terplan: But

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00:53:06.260 --> 00:53:18.530

Egon Terplan: still there are still metropolitan regions that are using some of their discretionary dollars in ways that might be an increase in greenhouse gas emissions, and so that the shared responsibility.

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00:53:18.540 --> 00:53:31.210

Bill Higgins: Keep that, I mean, that's a fair point to make. I haven't to date, though that's been the only focus so shared means more than just us.

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00:53:31.780 --> 00:53:47.320

Bill Higgins: And so I agree with i'm not. I'm not disagreeing with anything you say. So i'm disagreeing that you're pushing back because I have embraced that analysis. I've just said, it's not enough, and if our climate goal is as hard and it's difficult, it is messy and sticky.

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00:53:47.360 --> 00:53:53.800

Bill Higgins: as we all know it is. We need to have a more open conversation about everybody's role in achieving it.

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00:53:54.270 --> 00:54:13.240

Egon Terplan: And maybe to that there's just another question at the end around, you know, and the the city role, local government role in the in the production of the plan. I think a lot of the modeling builds on. What of the cities and counties imagine is is is going to be the growth trajectory and that goes up into the regional process. Bill. Maybe love love your thoughts on

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00:54:13.240 --> 00:54:21.380

Egon Terplan: what? If that one little clause in sp 375 that says nothing in here really compels the local government to change anything in its land use plan.

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00:54:21.560 --> 00:54:22.670

Egon Terplan: We're stricken

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00:54:22.760 --> 00:54:33.850

Egon Terplan: and replace with something like local plans, and policies must be developed in adherence to in support of of the land Use goals of the the regions adopted sustainable communities like

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00:54:34.080 --> 00:54:38.560

Egon Terplan: first of all, first of all that sentence, because I was there when it was written

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00:54:38.680 --> 00:54:42.100

in the Sp. 375 negotiations

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00:54:42.300 --> 00:54:49.030

Bill Higgins: as a league of California root cities. Representative at the time meant nothing, because it

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00:54:49.320 --> 00:54:52.290

Bill Higgins: the plans don't have any influence.

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00:54:52.300 --> 00:55:01.460

Bill Higgins: There's not that sentence accomplishes nothing. It was it was the state of the law before that sentence was created. So I don't think that's that you're asking

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00:55:01.520 --> 00:55:18.500

Bill Higgins: adherence. The prom we we wrote our article also On our website. called mostly in Phil, with the chance of sprawl about the role of what an Rtp. Scs really is, and it's more the land use component is more of a forecast.

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00:55:18.820 --> 00:55:20.980

Bill Higgins: Then it is an actual plan.

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00:55:21.620 --> 00:55:40.630

Bill Higgins: and so it's very. There's this circular logic between local zoning and and the regional transportation plan. Where? Certainly what's in the plan? Low? The Rtp. Influences local decisions. But then locals make decisions that we have to account for in our next Rtp.

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00:55:41.020 --> 00:55:45.900

Bill Higgins: I don't think the Rtp. In terms of a a land use document

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00:55:45.930 --> 00:55:51.810

Bill Higgins: is specific enough to really be a good controller for a local control.

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00:55:51.980 --> 00:55:57.110

Bill Higgins: If the State wants to limit certain types of development.

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00:55:57.640 --> 00:56:09.010

Bill Higgins: it in my legal California city's friends will not like what this this statement is. The State should just write a statute about that specifically, instead of playing.

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00:56:09.040 --> 00:56:18.400

Bill Higgins: Let's use the Mpo plan as an intermediary. It's, direct. It's understandable, and then we can forecast that growth differently, because we know what the rules are.

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00:56:19.240 --> 00:56:38.240

Jonathon Kass: That's a that's a fascinating point, and we we have bitten off a lot here. We're probably not gonna get all the way through regional land use authority. I I would like to just in the last moments here, you know, there's some questions here about sort of how you get down to engagement at the local level when you're doing regional planning. I I I think

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00:56:38.260 --> 00:56:40.950

Jonathon Kass: we always like for our audience to understand

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00:56:41.200 --> 00:57:00.810

Jonathon Kass: how they can engage on some of these big regional planning innovation conversations. So if you could just end with a few words of how people can get into this space more, and where they might be able to participate in the discussion about regional regional authority, regional planning, strengthening in in the state.

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00:57:01.510 --> 00:57:19.420

Egon Terplan: 3 things one get involved with spurs for is involved in a lot of these conversations. State Level 2 get involved in Mtc. If you're in the Bay area, or whatever the Metropolitan planning organization is. If you're involved in in 3. To the last question that Steve, you've put about shouldn't. We just have the State. Push this down onto local governments.

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00:57:20.000 --> 00:57:23.260

Egon Terplan: I think I would say, have your local governments

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00:57:23.270 --> 00:57:41.190

Egon Terplan: think about their role and responsibility within the region. My fear. In the moment we're at is that the State is going to push harder on. Locals and locals are going to push back, and with the region's going to be kind of left out of the equation. I don't think we have the ability to meet our climate and housing goals without stronger tools at the regional scale.

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00:57:41.680 --> 00:57:56.730

Egon Terplan: not to mention economic development and climate resilience and all these other issues. They're just too multi jurisdictional in nature, and we need a layer that's bigger than the individual city. So I think it's a moment to imagine the reinvention of those. But you need to push your local governments to be excited about it.

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00:57:57.640 --> 00:57:59.820

Egon Terplan: They want to engage Bill.

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00:58:00.520 --> 00:58:02.950

Yeah, you know, I think

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00:58:03.320 --> 00:58:10.420

Bill Higgins: you know Mtc. In particular is probably a little daunting to go to. But go if you go to 2 or 3 or 4 meetings.

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00:58:11.000 --> 00:58:19.620

Bill Higgins: you'll you'll learn a little bit how your work and Don't forget in the bay area. You also have county congestion management agencies that work a lot with

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00:58:19.870 --> 00:58:32.310

Bill Higgins: Mtc. And to get engaged there it'll be that's actually perhaps a better place to start because it's more county based. It's a little bit more accessible, and then you can figure how to go up if you're outside the region.

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00:58:32.480 --> 00:58:33.310

Bill Higgins: you know.

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00:58:33.350 --> 00:58:50.720

Bill Higgins: Again I I just say, Go to your local Mpo. Meeting 2 or 3 times and and get a sense of them, and then you'll figure out how to engage. They have processes. They'll have subcommittees and task force and and believe it or not. Not, that many people.

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00:58:50.720 --> 00:58:57.300

Bill Higgins: our Mpo. Groupies, so it's easy to become one. And when people. Do we kind of like them, and bring them in

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00:58:57.410 --> 00:58:58.190

Bill Higgins: so?

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00:58:59.020 --> 00:59:09.550

Jonathon Kass: Well, we we've got a rap. Thank you both. Aegon and Bill for spending time with us thank you so much to our audience for for keeping up with a

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00:59:09.550 --> 00:59:19.600

Jonathon Kass: and fast-paced sometimes insider conversation. We are grateful for your listening, and we hope you all will will jump into this topic in the coming months. Thank you. Everybody.